

Commission for Historical and Architectural Preservation

Meeting Minutes

June 11, 2019

The Public Hearing of the Commission for Historical and Architectural Preservation (CHAP) commenced at 1:20 on June 11, 2019.

- ROLL CALL** – This meeting was chaired by Anath Ranon. Roll was called and the following commissioners were in attendance:

	Present	Absent
Tom Liebel		X
Ann Powell	X	
Aaron Bryant	X	
Cynthia Conklin		X
Laura Penza	X	
John Bullock	X	
Larry Gibson	X	
Anath Ranon		
Matthew Mosca	X	
Jim French		X
Elizabeth Nix	X	
Kate Edwards		X
Monica Rhodes	X	

2. **APPROVAL OF MINUTES FOR May 14, 2019**

Motion made by:	Penza
Seconded by:	Rhodes
Commission Vote:	Approve

	For	Against	Abstain	Absent
Tom Liebel				X
Ann Powell	X			
Aaron Bryant	X			
Cynthia Conklin				X
Laura Penza	X			
John Bullock	X			
Larry Gibson	X			
Anath Ranon				
Matthew Mosca	X			
Jim French				X
Elizabeth Nix	X			
Kate Edwards				X
Monica Rhodes	X			
Total	8			4

3. Park & Mulberry Overview

Request:	
Petitioner:	
Staff Presenter:	
Staff Recommendation:	
Additional Speakers:	
Motion made by:	
Seconded by:	
Motion:	No Action Required

Tom	Liebel
Ann	Powell
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
		chaired	
		recused	

4. 409 Tyson St

Request:	Final Review – Install New windows and Door Openings in Building
Petitioner:	Park Avenue LLC
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	Approve Staff recommendation
Additional Speakers:	Chris Janian
Motion made by:	Bryant
Seconded by:	Penza
Motion:	Approve Staff recommendation

Tom	Liebel
Ann	Powell
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
			x
x			
x			
			x
x			
x			
		chaired	
		recused	
x			
			x
x			
			x
x			
7			5

5. 400 Park Ave

Request:	Final Review – Construct six-story Multiuse Building and rehabilitated Portion of the Historic Structure
Petitioner:	Park Avenue Partners, LLC
Staff Presenter:	Stacy Montgomery
Staff Recommendation:	approve
Additional Speakers:	Chris Janian
Motion made by:	Bryant
Seconded by:	Penza
Motion:	Approve Staff recommendation

Tom	Liebel
Ann	Powell
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
			x
		x	
x			
			x
x			
			x
		Chaired	
		recused	
x			
			x
x			
			x
x			
5		1	5

6. 623 S Caroline St

Request:	Construct two-story infill warehouse addition
Petitioner:	H&S Bakery
Staff Presenter:	Eddie Leon
Staff Recommendation:	Approve
Additional Speakers:	
Motion made by:	Gibson
Seconded by:	Penza
Motion:	Approve staff recommendation

Tom	Liebel
Ann	Powell
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
			x
x			
x			
			x
x			
			x
x			
x			
			x
x			
			x
x			
7			5

7. 115 W Hamburg St

Request:	Final Review – Construct five-story apartment building
Petitioner:	Hamburg Street Apartments
Staff Presenter:	Walter Gallas
Staff Recommendation:	Approve
Additional Speakers:	Alex Mandel, Betty Bland Thomas
Motion made by:	Bryant
Seconded by:	Rhodes
Motion:	<p>Approve Staff recommendation with the following Amendments:</p> <ol style="list-style-type: none"> 1. Project come back to full commission for final review 2. Consider alternate brick tones/colors 3. Submit actual samples

Tom	Liebel
Ann	Powell
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
			x
x			
x			
			x
	x		
x			
x			
x			
			x
	x		
			x
x			
6	2		4

8. Federal Hill Park

Request:	Construct Steps on the East slope of Park
Petitioner:	Baltimore City Recreation and Parks
Staff Presenter:	Walter Gallas
Staff Recommendation:	Approve
Additional Speakers:	Bob Gisrael, Rebecca Hoffberger, Kate Brower, Jeff Lanoe
Motion made by:	Powell
Seconded by:	Bryant
Motion:	Table the item

Tom	Liebel
Ann	Powell
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
			x
x			
x			
			x
x			
x			
x			
			x
x			
			x
x			
8			4

9. 5002 Frederick Ave

Request:	Demo hearing I
Petitioner:	DHCD
Staff Presenter:	Lauren Schiszik
Staff Recommendation:	CHAP staff recommends demolition for the rear frame additions which have lost historical integrity due to their deteriorated conditions, and that the stone portions of the structure retain historical integrity.
Additional Speakers:	Chief of staff of Burnett, Katy Byrnes
Motion made by:	Bryant
Seconded by:	Penza
Motion:	Accept staff recommendation

Tom	Liebel
Ann	Powell
Aaron	Bryant
Cynthia	Conklin
Laura	Penza
John	Bullock
Larry	Gibson
Anath	Ranon
Matthew	Mosca
Jim	French
Elizabeth	Nix
Kate	Edwards
Monica	Rhodes
	Total

For	Against	Abstain	Absent
			x
x			
x			
			x
x			
			x
x			
			x
x			
			x
x			
7			1

Meeting Adjourned 5:05 PM